

Docket Item # 4
BAR CASE # 2007-0256

BAR Meeting
December 19, 2007

ISSUE: Awnings
APPLICANT: Chadwicks on The Strand
LOCATION: 203 Strand Street
ZONE: W-1//Waterfront mixed use zone

STAFF RECOMMENDATION: Staff recommends approval with the condition that the awnings be covered with a canvas type fabric and that they are anchored through the mortar joints rather than directly into the brick.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of two new awnings flanking either side of the entrance to Chadwicks Restaurant at 203 Strand Street. Each of the existing awnings will be 10' wide with a projection from the face of the building of almost 6'. The awnings will have a clearance of 8' above the sidewalk. The proposed awnings are retractable and will be a blue/green color with "Chadwicks Restaurant" in white lettering on the valance. These signs will be 6' in height and approximately 6' in length.

The fabric of the awnings has not been specified.

II. HISTORY:

203 Strand Street is a two-story brick commercial building fronting on the Strand. The skin of the building dates from the late 19th century with an 18th century foundation. A glass atrium on the south side of the building was constructed in the 1980s.

There have been no recent Board cases involving this building.

III. ANALYSIS:

The proposed awnings and signs comply with zoning ordinance requirements.

The *Design Guidelines* state that "awnings should be appropriate and sympathetic to the historical style of the building to which they are attached...Shed or sloped awnings are more appropriate than other awning forms in the historic districts...Awnings should not overwhelm or obscure architecture and decorative features of historic buildings." In the opinion of staff, the design of the proposed awnings and associated signage are appropriate. Staff, however, notes that the *Design Guidelines* recommend a canvas type covering for awnings. Thus, staff recommends approval with the condition that the awnings be covered with a canvas type fabric.

IV. STAFF RECOMMENDATION:

Staff recommends approval with the condition that the awnings be covered with a canvas type fabric and that they are anchored through the mortar joints rather than directly into the brick.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- F-1 The applicant shall obtain a sign permit for the proposed sign and/or wall lettering.

- C-1 Awnings must comply with all applicable requirements of USBC 3105.3 and 3202.3.1. Retractable and fixed awnings must have a minimum 7 foot clearance from a sidewalk to the lowest part of the framework or any fixed portion of any retractable awning is required. Retractable awnings must be securely fastened to the building and can not extend closer than 24 inches in from the curb line (USBC 3202.3.1).

- C-2 Fixed awnings must be designed and constructed to withstand wind or other lateral loads and live loads required by the USBC. Structural members must be protected to prevent deterioration (USBC 3105.3).

- C-3 A building permit is required for the proposed work. Submit five sets of drawings with the permit application.

Historic Alexandria:

Comments Pending

